

LOCATION MAP
N.T.S.

LEGEND

- PUD/LIMITS
--- 200' NOTIFICATION LINE
--- 100 YEAR ULTIMATE DEVELOPMENT FLOOD PLAIN
① LOT OWNERSHIP KEY

LOT OWNERSHIP KEY

- ① INTO DOMINION PARTNERSHIP
14855 BLANCO ROAD, SUITE 305
SAN ANTONIO, TX 78216
② PARTRIGE, JO ELLEN
21190 WEST TEJAS TRAIL
SAN ANTONIO, TX 78267-1602
③ GRAHAM, NANCY & JOHN LEWIS
P.O. BOX 691111
SAN ANTONIO, TX 78269-1111
④ LALL, ZAHRA M.
21260 WEST TEJAS TRAIL
SAN ANTONIO, TX 78267

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C20	97.34	278.00	49.18	96.85	N79°34'36"E	20°03'46"
C21	71.98	298.00	36.16	71.80	N62°37'34"E	13°50'19"
C22	335.51	364.00	180.74	323.76	N82°02'45"E	62°40'40"
C23	285.97	339.00	152.12	277.57	S47°18'54"E	48°20'00"
C24	97.89	311.00	49.35	97.49	S32°09'55"E	18°02'04"
C25	169.80	220.00	89.38	165.62	S19°04'18"E	44°13'20"
C26	239.46	482.50	122.25	237.01	S11°10'40"E	28°26'05"
C27	5.69	18.00	2.87	5.67	S34°27'31"E	18°07'36"
C28	5.12	18.00	2.58	5.11	N17°14'25"W	16°18'37"
C29	59.15	86.00	30.80	57.99	N45°08'00"W	39°24'34"
C30	67.51	134.00	34.49	66.80	N50°22'18"W	28°51'57"
C31	86.26	164.00	44.15	85.27	N20°52'14"W	30°08'11"
C32	97.34	314.00	49.06	96.95	N03°04'41"E	17°45'40"
C33	76.51	86.00	40.99	74.01	N13°31'38"W	50°58'19"
C34	66.54	164.00	33.73	66.08	N27°23'26"W	23°14'44"
C35	114.00	341.00	57.54	113.47	N25°20'43"W	19°09'18"
C36	91.42	136.00	47.51	89.71	N54°10'47"W	38°30'50"
C37	123.75	341.00	62.56	123.07	N83°50'00"W	20°47'36"
C38	67.03	186.00	33.88	66.67	S75°26'46"W	20°38'52"
C39	8.80	114.00	4.40	8.80	S67°20'01"W	4°28'23"
C40	112.75	322.00	56.96	112.18	S79°34'36"W	20°03'46"
C41	17.16	6.00	42.46	11.88	S26°15'00"E	16°35'47"
C42	31.55	338.00	167.83	300.64	S82°06'45"W	52°48'42"
C43	15.37	10.00	9.66	13.90	N27°27'33"W	88°02'42"
C44	15.42	10.00	9.72	13.94	N60°44'19"E	88°21'02"
C45	122.62	367.00	61.89	122.05	S84°39'29"E	19°08'37"
C46	76.40	212.00	38.62	75.99	N75°26'46"E	20°38'52"
C47	10.25	88.00	5.13	10.24	N68°27'28"E	6°40'17"
C48	16.39	10.00	10.71	14.62	S63°31'08"W	93°54'41"
C49	253.57	313.00	134.21	246.69	N46°21'24"W	46°25'01"
C50	106.07	337.00	53.48	105.64	N32°09'55"W	18°02'04"
C51	15.90	10.00	10.20	14.28	N04°22'53"E	91°07'42"
C52	16.34	217.00	8.17	16.34	N47°47'18"E	4°18'53"
C53	16.64	10.00	10.98	14.79	S86°41'28"E	95°21'21"
C54	55.99	138.00	28.38	55.61	S27°23'26"E	23°14'44"
C55	122.69	367.00	61.93	122.12	S25°20'43"E	19°09'18"
C56	108.90	162.00	56.80	106.86	S54°10'47"E	38°30'50"
C57	15.71	10.00	10.00	14.14	S28°28'12"E	90°00'00"
C58	20.27	183.00	10.14	20.26	S47°07'29"W	6°20'46"
C59	15.45	10.00	9.74	13.96	N85°26'33"W	88°31'10"
C60	142.79	185.00	75.16	139.27	N19°04'18"W	44°13'20"
C61	15.71	10.00	10.00	14.14	N48°02'22"E	90°00'00"
C62	27.67	188.00	13.86	27.65	S82°44'38"E	8°25'59"
C63	15.79	10.00	10.09	14.20	S33°17'04"E	90°29'10"
C64	99.64	112.00	53.39	96.39	S13°31'38"E	50°58'19"
C65	14.49	10.00	8.84	13.25	S02°28'09"W	82°37'54"
C66	31.56	212.00	15.81	31.53	N02°41'45"E	8°31'46"
C67	15.71	10.00	10.00	14.14	N41°57'38"W	90°00'00"
C68	20.77	1018.00	10.39	20.77	N02°27'18"E	11°09'09"
C69	15.63	10.00	9.92	14.08	N46°38'19"E	89°32'12"
C70	27.74	212.00	13.89	27.72	N87°39'29"E	7°29'53"
C71	15.71	10.00	10.00	14.14	S51°09'27"E	90°00'00"
C72	90.73	288.00	45.74	90.35	S02°56'02"W	18°02'59"
C73	15.64	10.00	9.93	14.09	S61°45'50"W	89°36'37"
C74	36.10	188.00	18.11	36.04	S85°54'21"W	11°00'07"
C75	15.71	10.00	10.00	14.14	N43°35'35"W	90°00'00"
C76	128.53	200.00	66.57	126.33	N17°15'34"W	36°49'20"
C77	16.15	500.00	8.08	16.15	N34°44'42"W	1°51'03"
C78	25.83	10.00	34.84	19.22	N40°09'59"E	147°58'19"
C79	56.38	108.00	28.65	55.74	S50°53'35"E	29°54'31"
C80	72.59	138.00	37.15	71.75	S20°52'14"E	30°08'11"
C81	15.05	10.00	9.36	13.67	S37°18'05"W	88°12'28"

LINE TABLE		
LINE	LENGTH	BEARING
L13	8.00	N00°23'31"W
L14	44.00	N00°23'31"W
L15	8.00	N00°23'31"W
L16	5.11	N09°36'29"E
L17	66.24	S71°28'54"E
L18	117.72	S23°08'53"E
L19	83.19	S25°23'43"E
L20	7.11	S64°07'27"W
L21	53.62	S64°07'27"W
L22	7.28	S64°07'27"W
L23	17.58	N25°23'43"W
L24	50.00	N35°56'20"W
L25	91.99	N11°57'31"E
L26	52.56	N15°46'04"W
L27	71.62	N34°55'22"W
L28	71.62	N73°26'12"W
L29	68.16	S85°46'12"W
L30	53.11	S89°36'29"W
L31	22.29	N71°28'54"W
L32	14.68	N16°33'48"E
L33	68.16	N85°46'12"E
L34	12.50	S18°33'48"W
L35	117.72	N23°08'53"W
L36	36.28	N41°10'58"W
L37	62.91	S39°00'48"E
L38	52.56	S15°46'04"E
L39	71.62	S34°55'22"E
L40	28.47	S73°26'12"E
L41	12.76	N03°02'22"E
L42	9.70	S86°57'38"E
L43	14.11	S11°57'31"W
L44	9.70	N86°57'38"W
L45	4.52	S89°36'29"E
L46	10.52	N83°54'33"E
L47	25.97	S06°05'27"E
L48	33.88	S11°57'31"W
L49	4.48	N88°35'35"W
L50	29.55	N01°24'25"E
L51	18.83	N35°40'14"W
L52	50.00	S35°56'20"E
L53	48.00	S05°48'09"E

PUD PLAN NOTES

- ALL STREETS ARE PRIVATE.
- BRETHURST LANE WILL HAVE A 44' MINIMUM RIGHT OF WAY UNLESS OTHERWISE NOTED.
- WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).
- SANITARY SEWER SERVICE TO BE PROVIDED BY LEON SPRINGS UTILITY COMPANY.
- ELECTRIC TO BE PROVIDED BY CPS ENERGY.
- GAS TO BE PROVIDED BY GREY FOREST UTILITIES.
- NO PORTION OF THIS PUD PLAN IS LOCATED WITHIN THE FEMA 100-YR FLOOD PLAIN ACCORDING TO FEMA FIRM MAP NUMBER 48029C0115 E, DATED FEBRUARY 16, 1996.

CONSTRUCTION STAGING PLAN
CONSTRUCTION IS SCHEDULED FOR THE FOLLOWING UNLESS REDIRECTED BY THE DEVELOPER:
PHASE 2 = JANUARY 2008

NOTE: TOTAL ACREAGE INCLUDES 8 - FT EASEMENT ADJACENT TO R.O.W)

OPEN SPACE RATIO AND DENSITY TABLE						
LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (UNITS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	OPEN SPACE (Ac.)
ROADWAY	4.46	6	N/A	N/A	4.46	0.00%
TOTAL	4.46	6	N/A	N/A	4.46	0.00%

BRETHURST LANE EXTENSION, PHASE-2

A 5.31 ACRE TRACT DESCRIBED IN VOLUME 5354, PAGE 502-540 OF OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND ALSO OUT OF THE A. GUGGER SURVEY NO. 323, ABSTRACT NO. 284, COUNTY BLOCK 4758 OF BEXAR COUNTY, TEXAS.

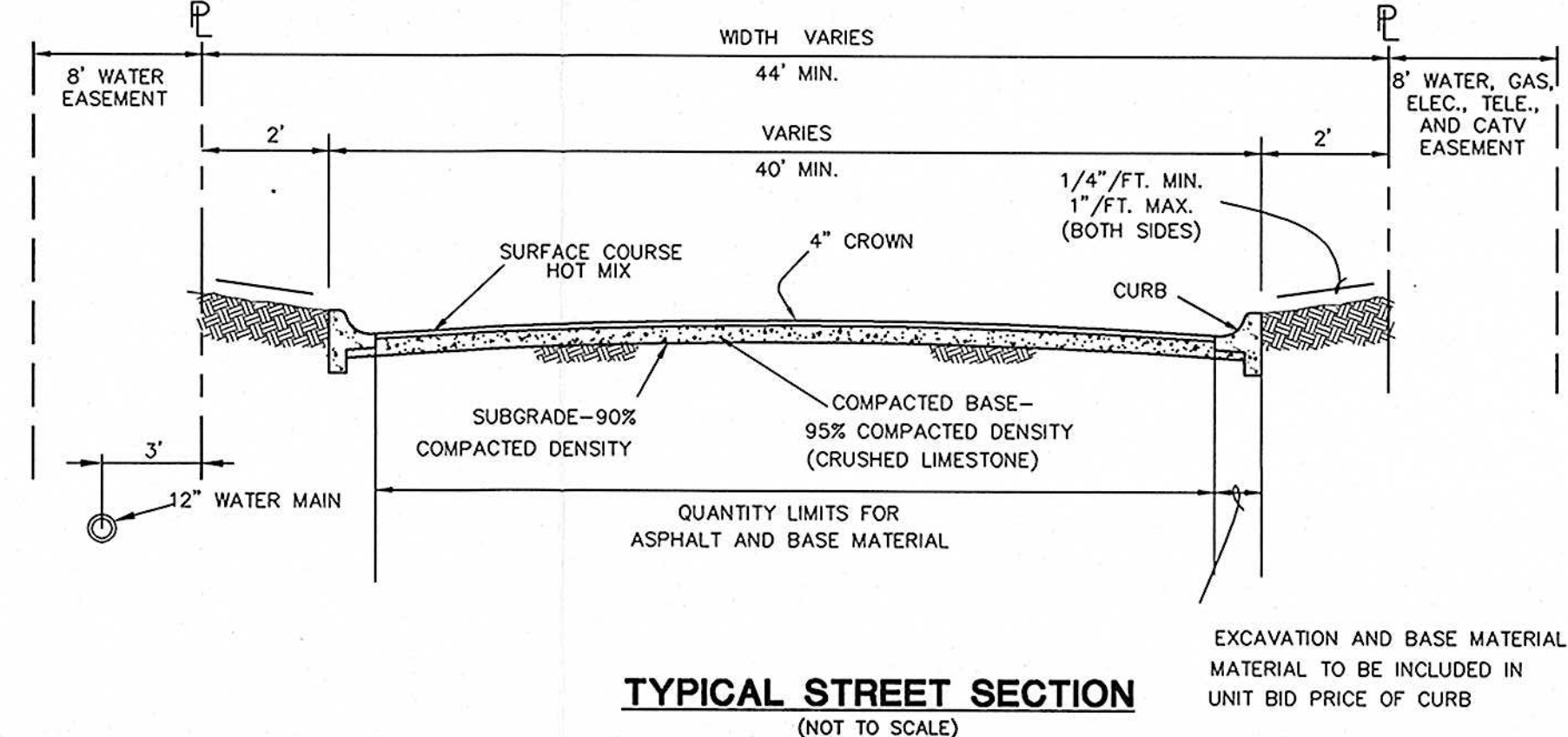
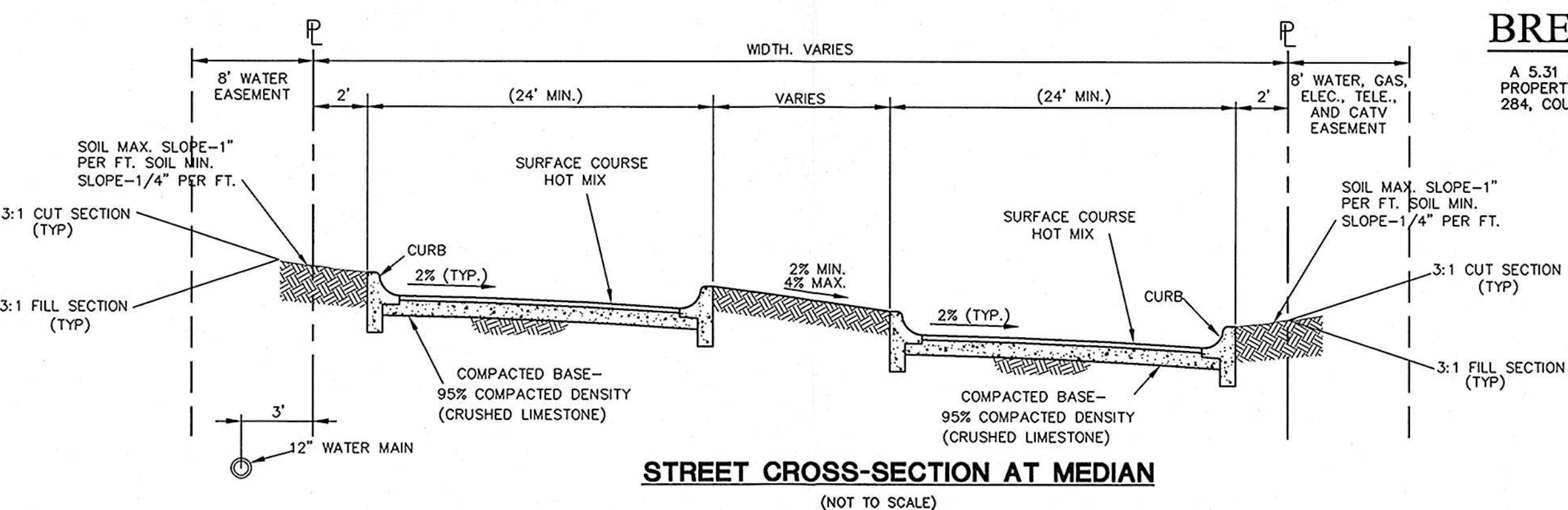
P.U.D. PLAN NO.: 08-003

THIS P.U.D. PLAN OF BRETHURST LANE EXTENSION, PHASE-2, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 27th DAY OF JANUARY, A.D. 2008.

BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

PAPE-DAWSON ENGINEERS

655 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010



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LAND DEVELOPMENT
SERVICES DIVISION

REVISIONS:

PAPE-DAWSON ENGINEERS

BRETHURST LANE EXTENSION,
PHASE 2
SAN ANTONIO, TEXAS
PUD PLAN 08-003

JOB NO. 3083-79

DATE JANUARY 2008

DESIGNER

CHECKED DRAWN

SHEET 1 OF 1



A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Thomas Carter, P.E.

DATE: January 23, 2008

Address: 555 East Ramsey
San Antonio, TX 78216

FROM: Rebecca Paskos

COPIES TO: File

SUBJECT: PUD# 08-003

Name: Brenthurst Lane Extension, Phase 2

The plan referenced above was heard by the

☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED With Conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

- The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

DSD – Traffic Impact Analysis & Streets has reviewed PUD Plan 08-003 for Brenthurst Lane Extension, Phase 2. The analysis indicates compliance with the UDC and the TIA & Streets Division recommends approval.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the subject project, at no cost to the City of San Antonio:

- All access roadways shall provide clear sight distance along West Tejas Trail to provide adequate obstruction-free viewing distances for approaching traffic.
- All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, or streets and drainage plans. All technical requirements of the Unified Development Code will be complied with at the time of platting.

For further information, please call Nicolas Fernandez at (210) 207-5507.

Historic Preservation states the following: The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archaeological Survey Standards of Texas, and previously identified sites should be reexamined and reevaluated, if any.

For further information, please call Kay Hindes at (210) 207-7306.

SAWS Aquifer Protection and Evaluation states the following: Please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Significant Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required, if applicable)
- Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

For further information, please call Patricia Garza at (210) 233-3512.

If you have any questions regarding this approval please call Rebecca Paskos at (210) 207-0042.